

## COMPREHENSIVE PLAN (SMP)

### A. SHORELINE ENVIRONMENT DESIGNATIONS

#### Introduction

There are five shoreline environments. These designations are applied to homogenous areas and include policies to guide development of shoreline areas. These shoreline environments, as shown on the Shoreline Environments Map, incorporated as part of this paragraph, will be applied to the following areas:

- Sammamish River North of the Puget Sound Energy Right-of-Way: Designate the 200 feet of shoreline jurisdiction immediately along the river and associated wetlands Urban Conservancy on both sides of the river.
- Sammamish River South of the Puget Sound Energy Right-of-Way to Lake Sammamish: Designate the King County Sammamish River Park as Urban Conservancy and designate the balance of the adjacent property within the 200-foot shoreline jurisdiction as High-Intensity/Multi-Use. This designation shall be coincidental with the King County park property, which is approximately 100 feet in width, as of January 1, 2008. The area south of Marymoor Park (west side of river) is designated as Urban Conservancy.
- Lake Sammamish: Designate the shoreline as Shoreline Residential and the water surface as Aquatic. Associated wetlands at the north end of the lake should be designated Urban Conservancy.
- Bear ~~and Evans~~ Creeks:
  - West of Avondale Road: Designate a 150-foot-wide Urban Conservancy strip with the balance (outer 50 feet) of the shoreline designated as High-Intensity/Multi-Use. This should be modified to reflect the SR 520 right-of-way south of Bear Creek.
  - East of Avondale Road: Designate a 150-foot strip Natural along both sides of the creeks, with the balance of the wetland and 100-year floodplain outside of this 150-foot corridor on the north side of the creeks as Urban Conservancy environment.
  - The area designated for residential density transfers near Avondale Green (near Avondale Road) ~~should be~~ designated Shoreline Residential.
  - South of Bear Creek the remainder (outer 50 feet) of the shoreline jurisdiction outside of the 150-foot Natural designation ~~should be~~ designated High-Intensity/Multi-Use.
  - ~~Evans Creek south of Union Hill Road should be entirely Natural. Provided, however, that for the heavily developed Reach 2 of Evans Creek, extending east from 188th Avenue NE, then south to NE Union Hill Road, designate a 25-foot-wide strip as Natural along both sides of~~

~~the creek, and designate the remainder 175-foot-wide strip as High-Intensity/Multi-Use. Where the Shoreline jurisdiction extends beyond 200 feet, on the north (or east) side of the creek, the shoreline jurisdiction shall be designated as High-Intensity/Multi-Use where, as of January 1, 2008, the land is disturbed by clearing or grading (not associated with agriculture but associated with the business operations at the site), industrial uses, commercial uses, structures, or pavement and Natural for all distance beyond the line of development.~~

- Evans Creek (North of Union Hill Road)
  - North Side of Creek: Designate 150 feet adjacent to the ordinary high water mark as Natural with the balance of the wetland and 100-year floodplain outside of this 150-foot corridor as Urban Conservancy.
  - South Side of Creek: Designate 150 feet adjacent to the ordinary high water mark as Natural. The remaining 50 feet is designated Urban Conservancy, or as High/Intensity Multi-Use where within the Shoreline jurisdiction as of January 1, 2008 the land is disturbed by clearing or grading associated with the business operations of the site, industrial uses, commercial uses, or pavement.
  - West Side of Creek: Immediately north of Union Hill Road, designate a 25-foot wide corridor of land on either side of the creek as Natural with the remainder 175-foot wide corridor as High Intensity/Multi Use.
- Evans Creek (South of Union Hill Road): Natural